

S U M M A R Y

FILE NO.	2189	Thomas Guide Map No.	717
		Date Received:	03/10/05
		Date Completed:	03/16/05
		Date Distributed:	03/17/05
ENTITY	City of Covington	Date Filed:	
ACTION	Land Annexation by Petition Method	Expiration 45 Days:	04/24/05
TITLE	South Covington Annexation	Board Meeting:	04/14/05
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Location	<p>The South Covington Annexation site is located on the southern periphery of the City of Covington. It is formed by three discrete, but contiguous areas: Area 1, Area 2, and The Lakes at Winterwood.</p> <p>The western boundary of the Annexation Area is variously contiguous to the existing City of Covington, the City of Kent and unincorporated King County. The boundary is generally east of 180th Avenue SE.</p> <p>The northern boundary of the Annexation Area is variously formed by the City of Covington (SE 266th Street if extended) and unincorporated King County (Burlington Northern Railway).</p> <p>The eastern boundary of the Annexation Area is variously formed by the existing City of Covington (184th Avenue SE) and unincorporated King County (183rd Avenue SE; 187th Avenue SE.)</p> <p>The southern boundary of the Annexation Area is formed by unincorporated King County (SE 284th Street, if extended.)</p>
Land Area	<p><u>Total Area:</u> Approximately 168 acres</p> <p><u>Area 1:</u> Approximately 57 acres</p> <p><u>Area 2:</u> Approximately 27 acres</p> <p><u>Winterwood:</u> Approximately 84 acres</p>
Land Use	<p><u>Total Area:</u> Single-Family and Multi-Family Residential Uses; Vacant Land; Open Space; Public Uses</p> <p><u>Area 1:</u> Residential Uses (Single-Family); Jenkins Creek/Open Space; Commercial Use; Vacant Land</p> <p><u>Area 2:</u> Residential Uses (Single-Family and Multi-Family); Jenkins Cree; Martinez Creek; Public Uses – Burlington Northern Rail Right-of-Way; Vacant Land</p> <p><u>Winterwood:</u> Residential Uses (Single-Family); Open Space</p>
Population	<p><u>Total Area:</u> Approximately 348 persons</p> <p><u>Area 1:</u> Approximately 9 persons</p> <p><u>Area 2:</u> Approximately 6 persons</p>

	<u>Winterwood</u> : Approximately 333 persons
Assessed Valuation	\$37,607,544.00
County Comprehensive Plan Designation	Urban Residential; Public Use; Open Space
County Zoning	Residential Use – Single-Family Use and Multi-Family Use; Public Use; Commercial Use
City Comprehensive Plan	<u>Area 1</u> : Urban Separator; Commercial Uses <u>Area 2</u> : Urban Separator; Commercial Uses <u>Winterwood</u> : Residential Use; Open Space
City Zoning	<u>Area 1</u> : Residential Uses; Downtown Commercial Uses <u>Area 2</u> : Residential Uses; Downtown Commercial Uses <u>Winterwood</u> : Residential Use (R-4 – 4 dwelling units/acre); Open Space
District Comprehensive Plan	Not applicable
District Franchise	Existing Franchise Agreements with utilities, service providers, and communications providers will be extended to include the South Covington Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Covington Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s)	Steve Hammond; David Irons
King County:	Clerk of Council, Department of Assessments, Fire Marshal, Health Division, Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)
State of Washington:	Department of Ecology; Department of Transportation
Cities:	Black Diamond, Kent, Maple Valley
Fire Districts:	Kent Fire Department (No. 37) Maple Valley Fire and Life Safety (No. 43)
Water Districts:	Covington Water District; Soos Creek Water & Sewer District
Sewer Districts:	Soos Creek Water & Sewer District
School Districts:	Kent School District No. 415

SUMMARY (File No. 2189)

The City of Covington proposes the addition of approximately 167.69 acres, known as the South Covington Annexation. Covington City Council adopted the proposed South Covington Annexation (including Area 1, Area 2, and the Lakes at Winterwood) in January 2005, pursuant to RCW 35A.14.420, et seq. The City of Covington reports that the proposal for annexation is based upon an interest by property owners to be governed by the City of Covington, to develop properties under City of Covington regulations, and to receive public services (e.g., sewer services) from Covington.

The greater South Covington Area is formed by three distinct, but contiguous, territories, located to the south and east of the existing Covington boundaries. These three areas are herein identified as Area 1, Area 2, and the Lakes at Winterwood. More specifically:

- The western boundary of the Annexation Area is variously contiguous to the existing City of Covington, the City of Kent and unincorporated King County. The boundary is generally east of 180th Avenue SE.
- The northern boundary of the Annexation Area is variously formed by the City of Covington (SE 266th Street if extended) and unincorporated King County (Burlington Northern Railway).
- The eastern boundary of the Annexation Area is variously formed by the existing City of Covington (184th Avenue SE) and unincorporated King County (183rd Avenue SE; 187th Avenue SE.)
- The southern boundary of the Annexation Area is formed by unincorporated King County (SE 284th Street, if extended.)

SE 272nd Street/SR 516 traverses the common border at the southern terminus of Area 1 and northern terminus of Area 2. That portion of SE 272nd Street/SR 516 which is located within the South Covington Area is planned to be included in the proposed annexation.

(Note: That portion of SE 272nd Street/SR 516 which is adjacent to Area the southern boundary of Area 1 and the eastern boundary of Area 2 is located within the City of Covington's Potential Annexation Area. However, that portion of roadway is not proposed for annexation with the South Covington Area.)

The City of Covington reports that the South Covington Annexation is consistent with the State Growth Management Act provisions (e.g., RCW 36.70.A.210.3.b.) calling for incorporation of territory and establishing cities as the appropriate jurisdiction to govern urban areas.

The proposal is reportedly also consistent with King County Comprehensive Plan/Countywide Planning Policies for annexation. For example, the South Covington Annexation is reported to address King County policies (e.g., RF-5; LU-31, LU-32, LU-33, LU-34, U-201, U-203, U-206, U-301, U-304) that call for urban areas to be governed and served by local jurisdictions under a plan of contiguous orderly growth.

The South Covington Area is included in the City of Covington Comprehensive Plan "Annexation Element" and is located within the Covington Potential Annexation Area. The proposed action is consistent with City of Covington Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services.

The City of Covington is proposing to designate the South Covington Area to reflect the underlying built area and natural area (e.g., environmentally sensitive lands.) Zoning will provide for urban separator/ low density residential uses; limited commercial uses; and open space/public uses. Much of the area will remain protected open space including, but not limited to: Jenkins Creek; Martinez Creek; Kent Watershed, and associated wetlands and sensitive areas.

The City will regulate uses through its Comprehensive Plan, Zoning Regulations, and other development standards. Covington Comprehensive Plan establishes policies (e.g. LNP 2.5; LNP 2.6, LNP 2.7) which define areas suitable for annexation. The City's planning documents and regulations also define natural areas and areas suitable for development. More specifically, the City describes permitted and prohibited uses and regulates uses in critical areas. The City is the authorized provider of general administrative services, environmental review, and permit processes for both urban areas and environmentally sensitive within the South Covington Annexation Area.

The City of Covington reports the capacity to provide urban services directly (or by contract) to the South Covington Area at annexation. The City of Covington will ensure the provision of the South Covington properties with services through the Covington Water District and/or the Soos Creek Water and Sewer District. Additionally, through contracts with the City of Covington:

- Kent Fire Department (No. 37) and Maple Valley Fire and Life Safety (No. 43) will continue to provide fire/emergency services.
- The King County Sheriff and King County District Court will continue to provide law and justice services.
- King County will continue to provide road services, surface water management, solid waste management services, and animal control services.

Area residents would have access to schools in the Kent School District. King County and Covington public facilities (e.g., libraries and recreational amenities) would be available to residents of the area.

Studies conducted for the South Covington Annexation report that there are adequate existing resources to provide for adequate services, and to limit impacts to finance and debt structure. There will be no significant impacts to the rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City.

The City of Covington reports that the proposed South Covington Annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). More specifically, RCW 36.93.180 requires that annexations be evaluated with respect to nine objectives. In this application, several key objectives have been identified as being potentially relevant for specific consideration, including:

- Objective 1: Preservation of neighborhoods,
- Objective 3: Creation and preservation of logical service areas,
- Objective 4: Prevention of abnormally irregular boundaries.
- Objective 7: Adjustment of impractical boundaries
- Objective 8: ... (A)nnexation to cities or towns of unincorporated areas which are urban in character

More specifically, the South Covington annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods as this area is linked to Covington by social fabric (e.g., similar land uses, shared community gathering areas, roadways) and by natural/built geographic features (e.g., access routes). This annexation would also be consistent with Objective 3, because the action achieves the creation of logical service areas and Objectives 4/7, which call for the achievement of reasonable boundaries for a jurisdiction. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.